

REALTY MARKET NEWS AND COMMENT

Building at 12 West Forty-fifth Street Leased for Restaurant.

RENTAL WILL BE \$120,000

Apartment Houses on Madison and Sheridan Avenues Change Owners.

Paul Fischer has leased the three story building at 12 West Forty-fifth street, for a long term of years, from the Estey Piano Company at a total rent of \$120,000. He will alter the same for a high class restaurant and French pastry shop to be known as "La Maitresse."

The building was built by James A. Farley several years ago, and is one of the most unique structures in this section, with a white marble Colonial front 16 feet wide. Royal Scott Guider is the broker in the deal.

SHERIDAN AVENUE SALE.

The Julie Realty Company, Inc., Samuel Wacht, Jr., president, bought from the Julius Chmelik Company, Inc., 1600 Sheridan avenue, a six story apartment house on a plot \$80,000, which was held at \$120,000. The rental of this property is about \$15,500. William S. Baker was the broker and Samuel Wacht, Jr., was the attorney for the purchaser.

SALE ON MADISON AVENUE.

Sharp & Co. sold for a client the southwest corner of Madison Avenue and Ninety-seventh street, a six story apartment, on plot 50x100, to an investor. The property was held at \$120,000.

OTHER SALES IN MANHATTAN.

WATER STREET.—The Ruian & Whiting-Benjamin Corporation sold for St. Luke's Hospital 26 Water street, a six story building, 21x100, Charles and William Rosenblatt, metal dealers.

MADISON STREET.—The Charles Gestelaw Company, Inc., bought from Orlando A. Jones and Albert Stokes the four five story double flats, each on plot 50x100, at 210 to 221 East 113th street. The property rents for \$16,000. It was held at \$120,000. W. S. & S. Kainen were the brokers.

WEST 170TH STREET.—Ed Modshem sold to a client of William Marco the six story elevator house, 75x100, held at \$20,000 and renting for \$10,000, at 559 West 170th street.

WEST NINETY-NINTH STREET—Real Estate Management Company sold for the estate of J. H. Harrington 164 West Ninety-ninth street.

WEST 109TH STREET—The five story plot 50x100, at 55 West 109th street is reported to have been sold by Amelia Reichard.

EAST SIXTY-FIRST STREET—The Ruian & Whiting-Benjamin Company sold for the Michel Real Estate and Mortgage Company the four story dwelling 20x100, at 225 East Sixty-first street.

WEST FORTY-SIXTH STREET—The Standard Oil Company, which recently acquired a large property adjoining its holdings on West Forty-fifth and Forty-sixth streets near Eleventh avenue, bought 604 and 606 West Forty-sixth street, each 25x100, from Max L. J. Sanders and Christian Wollers, respectively.

ATTORNEY STREET—Schindler & Liebler sold for the Lawyers Mortgage Company the five story tenement with three story rear at 152 Attorney street to Samuel Wolkhousen.

OTHER SALES IN THE BRONX.

WILLIS AVENUE—Richard Dickson sold for Justina Gardeis to an investor 345 Willis Avenue, four story flat and stores, on lot 26X12.

CAMPBRELING AVENUE—Richard Dickson sold for Lena Fischer to an investor 2504 Cambreling Avenue, a three family dwelling and gasoline station.

UNIVERSITY AVENUE—Cahn & Pittman sold to Christiana Young the five story new law apartment at 1711 University Avenue, on plot 50x100. The sellers took in payment the tax stamp on a southern corner of 189th street and Webster Avenue, which they immediately resold to the Benenson Realty Company. A. D. Phelps & Demians were the brokers.

CAULDWELL AVENUE—The five story house, 50x100, at 82 and 83 Cauldwell Avenue, held at \$12,000 and renting for over \$12,000, was sold by H. Gilch & Co. to a client of M. M. Sinske.

MORRIS AVENUE—Charles Wyman bought the two five story apartment houses on the south side of Morris Avenue and Cameron place, near 181st street. The structures occupy a combined site of 100x85.

EAST 183D STREET—Benenson Realty Company sold to Mr. Horn 42 East 183d street, a five story twenty-five family apartment, on plot 50x100, through J. Herman.

WASHINGTON AVENUE—Nehring Company sold for the Rime Building Company 2328 Washington Avenue, a five story new law apartment, 50x85, on plot 50x100, Chemung Glassware Company, L. Postman.

HONEYWELL AVENUE—Nicholas Lopold sold 2011 Honeywell Avenue, 25x140, to Abraham Gubner, and the three story house at 1819 Sedgwick Avenue, to H. Weil.

SEDFORD AVENUE—Nicholas Lopold sold the three story house 1819 Sedgwick Avenue to H. Weil.

EAST 175TH STREET—Nicholas Lopold sold for Mrs. Jenny Freed the four story apartment, at 200 East 175th street, a five story twenty family apartment at 864 East 175th street. It was held at \$52,000.

FON STREET and Lester E. Keeler sold a five story apartment house, 60x100, Five street, which they acquired last Wednesday, from Marcus Helfland, to Samuel Rosenblum and Jennie Davidsen of Brooklyn. The house occupies a plot 40x100, and was held at \$45,000. Meyer Davidsen was the broker.

BUSINESS LEASES.

Ames & Co. leased for the estate of C. A. Welch to Sperry & Hutchinson the five story warehouse at 233 and 235 West Twenty-eighth street.

Ames & Co. leased the parlor store at 8 West Twenty-ninth street to Goldstein, Sonnenfeld, at 23 West Twenty-ninth street, to a business in a loft at 277 Fifth Avenue to Shlomo & Jacobson.

Wright Hardware, Inc., leased the top floor in the building 29 West Thirty-first street to Louis Arkyard, and the fifth floor to Max Gross.

Douglas Building, Charles S. Brown Company, owned by Upper Shoe Manufacturing Company, at 92 East Tenth street, to Levine Bros. at 137 and 139 Wooster street, to Everett Kirkin at 45 Greene street, to H. Brandt at 360

Canal street, to Bloom & Paris at 508 Broadway, to Massover & Winston at 225 Greene street, also offices to Jack Schewert at 80 Fifth Avenue, to C. E. Halbach at 23 and 25 East Twenty-first street, and to Louis Weissman at 41 West Twenty-first street.

Bassing & Co., Inc., leased the fifth floor at 112 East Nineteenth street to the Dress Contract Manufacturers Association; the fifth floor at 653 First Avenue to Philip Albert, the fourth floor at 21 West Twenty-first street to Morris Y. Levy, to Truman Company, Inc., and at 256 Eldridge street space to Abraham Serotow, Scheinfeld Bros., Nash & Goldstein, Wolf Zuckerman, Morris J. Goldstein, Isaac Konin, Herman Berger, J. Arshkin Bros., B. Edelstein and Warren & Koplin.

Ruth Whiting-Benjamin Corporation leased the store and basement at 50 Nassau street to the W. L. Douglas Shoe Company.

SALES IN BROOKLYN.

J. Sterling Drake sold for Hattie Vail to Fannie B. Hard 335 Garfield place, a modern one family house on a plot 18x100.

S. O'Sullivan sold the block front on Washington Avenue, from E Street to Washington Avenue, to the White Eagle Wholesale Grocery Company, Inc., of Wallabout Market.

TRANSACTIONS RECORDED.

TRANSFERS.
(With name and address of owner and attorney.)

Downtown.

(South of Fourteenth street)

BEAVER ST. 26-28, runs w. 53.8x 54.6 to a Markefield st. x 13.5 and 36.6x 54.6 to a Markefield st. and 36.6x 54.6 to a River Plate Realty Corp., 25 Beaver Street, Feb. 28; atty, N. Y. T. & Co. 123.

ALICE ST. 20-22, runs w. 46.1x 54.6 to 65-7-Stanley Mortimer to Wall & Nassau, Feb. 17; atty, Title Guar & T. Co. 175 Bayway.

WALNUT ST. 20-22, runs w. 46.1x 54.6 to 65-7-Stanley Mortimer to Wall & Nassau, Feb. 17; atty, Title Guar & T. Co. 175 Bayway.

MAIDEN LANE 36, 37x101, to a plot 45x 54.6 to 65-7-Stanley Mortimer to Wall & Nassau, Feb. 17; atty, Title Guar & T. Co. 175 Bayway.

ATTOURNY ST. 162, a plot 51x100, to a plot 45x 54.6 to 65-7-Stanley Mortimer to Wall & Nassau, Feb. 17; atty, Title Guar & T. Co. 175 Bayway.

PROSPECT AV. 145, a plot 51x100, to a plot 45x 54.6 to 65-7-Stanley Mortimer to Wall & Nassau, Feb. 17; atty, Title Guar & T. Co. 175 Bayway.

OUTGOING STEAMSHIPS.

SAILED FOR NEW YORK.

MAURITIUS, from Brest.

PHILIPPIA, from Brest.

WHITE STAR, from Brest.

SCANDINAVIAN, from Brest.

INTERNATIONAL MERCANTILE MARINE LINES AMERICAN.

PHILADELPHIA—IVERPOOL.

WHITE STAR.

NEW YORK—LIVERPOOL.

LIVERPOOL—Mar. 10.

WHITE STAR.

NEW YORK—LIVERPOOL.

SCANDINAVIAN, from Brest.

INTERNATIONAL MERCANTILE MARINE LINES.

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